Key: 804

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 804

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
POND ALAN 170 STANDISH RD SAGAMORE BEACH, MA 02562	4.4-58-0	170 STANDISH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
POND ALAN	09/29/2010	H	100	24866-261
POND ALAN ET UX	09/24/2003	QS	292,000	17692-180
WALTHER GEORGE &	04/26/1996	QS	82,000	10170-35

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16165	03/08/2016	3	ALT/RENO	2,100			100	100
04430	06/10/2004	6	FENCE	850	11/18/2004	TL	100	100
990324	06/14/1999	2	ADDITIONS	24,000	05/02/2001	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,670	1 1.00	100 1.00	100 1.00	388,905	2.72	A 1.00	BAV 1.65			283,700

TOTAL	11,674 SF	ZONING	1	FRNT	79

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

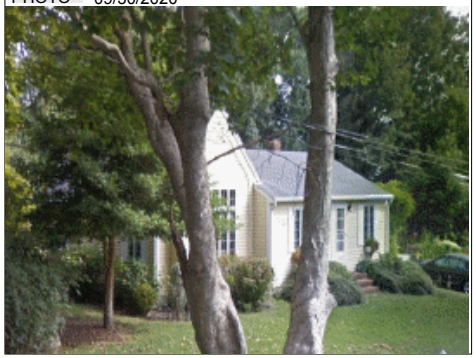
NOTE: Also frontage on Priscilla

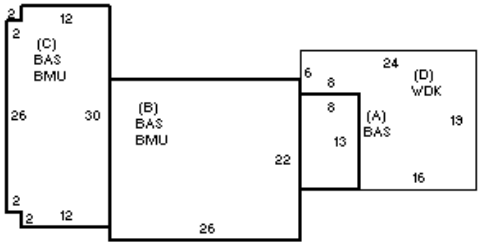
ASSESSED	CURRENT	PREVIOUS
LAND	283,700	251,100
BUILDING	200,300	177,200
DETACHED	1,600	1,800
OTHER	0	0
TOTAL	**485,600**	**430,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10 X 20		200	15.95	1,600

PHOTO 09/30/2020





BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/14/2022	NMP
LIST	9/28/2020	EST
REVIEW	9/28/2020	RP

YEAR BLT	1945	SIZE ADJ	1.015
NET AREA	1,088	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	676	1945	192.90	130,398
+	BMU	N	BSMT UNFINISHED	984		36.64	36,055
C	BAS	L	BASE AREA	412	2001	192.90	79,474
D	WDK	N	WOOD DECK	352		21.46	7,556

TOTAL RCN	253,483

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$200,300